

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of November, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richard
Chairman,
Zoning Plans Advisory Committee

Petitioner: Theresa Rykaczewski
Petitioner's Attorney:

BPA/Developers Engineering Division (Public Services) 11/23/92
Development Review Committee Response Form
Authorized signature *David Ramsey* Date *11/23/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Charles L. and Maureen Lamoreaux	148		11-16-92 NC
DED DEPRM RP STP TE			
Stephen F. and Christopher S. Jencks	154		Comment
DED DEPRM RP STP TE			
John and Carol Villanova	156		NC
DED DEPRM RP STP TE			
Keys Development Corporation	157		Comment
DED DEPRM RP STP TE			
Steven J. and Beverly A. Timchula	158		NC
DED DEPRM RP STP TE			
Steven M. and Deborah S. Faulkner	159		NC
DED DEPRM RP STP TE			
Ralph L. and Elsie M. Hackler	160		NC
DED DEPRM RP STP TE			
Theresa Rykaczewski	161		NC
DED DEPRM RP STP TE			
Jean Romadka	162		NC
DED DEPRM RP STP TE			
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163		Comment
DED DEPRM RP STP TE			
COUNT 10			
Richard M. Diotte	155		11-9-92
DED DEPRM RP STP TE			

Rec'd 11/23/92

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 161 (L36)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 11/11/92
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
NOV 10 1992
ZONING OFFICE

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 17, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 16, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Charles and Maureen Lamoreaux, Item No. 148
John and Carol Villanova, Item No. 156
Steven and Beverly Timchula, Item No. 158
Theresa Rykaczewski, Item No. 161
Jean Romadka, Item No. 162

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Ervin McDaniel*

Division Chief: *Ervin McDaniel*

EMC/PM:rdn

148/568.61/ZAC1

Rec'd 11/23/92

11/23/92
Development Review Committee Response Form
Authorized signature *Arnold Jablon* Date *11/23/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Charles L. and Maureen Lamoreaux	148	NIL	11-16-92
DED DEPRM RP STP TE			
Stephen F. and Christopher S. Jencks	154		
DED DEPRM RP STP TE			
John and Carol Villanova	156		
DED DEPRM RP STP TE			
Keys Development Corporation	157		
DED DEPRM RP STP TE			
Steven J. and Beverly A. Timchula	158		
DED DEPRM RP STP TE			
Steven M. and Deborah S. Faulkner	159		
DED DEPRM RP STP TE			
Ralph L. and Elsie M. Hackler	160		
DED DEPRM RP STP TE			
Theresa Rykaczewski			
DED DEPRM RP STP TE			
Jean Romadka	162		
DED DEPRM RP STP TE			
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163		
DED DEPRM RP STP TE			
COUNT 10			
Richard M. Diotte			
DED DEPRM RP STP TE			

Rec'd 11/23/92

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

NOVEMBER 17, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THERESA RYKACZEWSKI
Location: 47978 ST. MONICA DRIVE
Item No.: * 161 (L36) Zoning Agenda: NOVEMBER 16, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. J. J.*
Planning Group
Special Inspection Division

JP/KEK

93-150-A 12-7-92

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *Arnold Jablon* Date *11/23/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
Keys Development Corporation	157		11-16-92
DED DEPRM RP STP TE			
Steven J. and Beverly A. Timchula	158		WRITTEN COMMENTS
DED DEPRM RP STP TE			
Steven M. and Deborah S. Faulkner	159		NO COMMENTS
DED DEPRM RP STP TE			
Ralph L. and Elsie M. Hackler	160		IN PROCESS
DED DEPRM RP STP TE			
Theresa Rykaczewski	161		NO COMMENTS
DED DEPRM RP STP TE			
Jean Romadka	162		WRITTEN COMMENTS
DED DEPRM RP STP TE			
Residuary T. of Milton Schwaber - Carroll Independent Fuel	163		NO COMMENTS
DED DEPRM RP STP TE			
COUNT 10			
Steven and Nadine Mosgin	129		11-2-92
DED DEPRM RP			
Edward L. and Linda M. Glittings	134		NO COMMENTS
DED DEPRM RP STP			
Kathleen Gaiser	135		NO COMMENTS
DED DEPRM RP			
Richard E. Shetrone Jay E. Boyd	137		WRITTEN COMMENTS
DED DEPRM RP			

Rec'd 12/16/92

93-151-A 12-7-92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: December 9, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 162
Romadka Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 2339 Tickwood Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Ms. Jean Romadka

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit a side yard of two feet in lieu of the required ten feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." (COMAR 14.15.10.01.02)

Rec'd 12/16/92

Mr. Arnold E. Jablon
December 9, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
 - a. Redevelopment - if less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance.
 - b. The natural vegetation occurring in the buffer shall remain undisturbed.
 - c. Development activities, including redevelopment activities such as structures, roads, parking areas, and disturbances are not permitted in the buffer.

Finding: The proposed construction is located at the limit of permitted disturbance. Therefore, no disturbance of the adjusted buffer will occur and the project is in compliance with this regulation.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: Tidal wetlands occupy the southern half of the property. Non-tidal wetlands are not present on or within the immediate vicinity of this site. There is no dredging, filling or construction proposed in the tidal wetland.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The existing and proposed development are well under the 15% impervious surface limits. Therefore, the proposed development is in compliance with this regulation.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: The existing forest cover for this site exceeds the 15% minimum and is in compliance with the above regulation. However, property owners are always encouraged to plant additional native plants since trees are an important factor in improving water quality.

Mr. Arnold E. Jablon
December 9, 1992
Page 3

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this development, to previous areas, to encourage maximum infiltration. These measures will ensure that the requirements of this regulation have been met.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirements in Regulation 5 of these findings. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:SA:ju

Attachment

cc: Ms. Jean Romadka

ROMADKA/MQBCA

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

November 12, 1992

(410) 887-3353

Theresa Rykaczewski
7978 St. Monica Drive
Baltimore, Maryland 21222

Re: CASE NUMBER: 93-150-A
LOCATION: 7978 St. Monica Drive, 530' S of c/l North Point Boulevard
15th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 22, 1992. The closing date is December 7, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

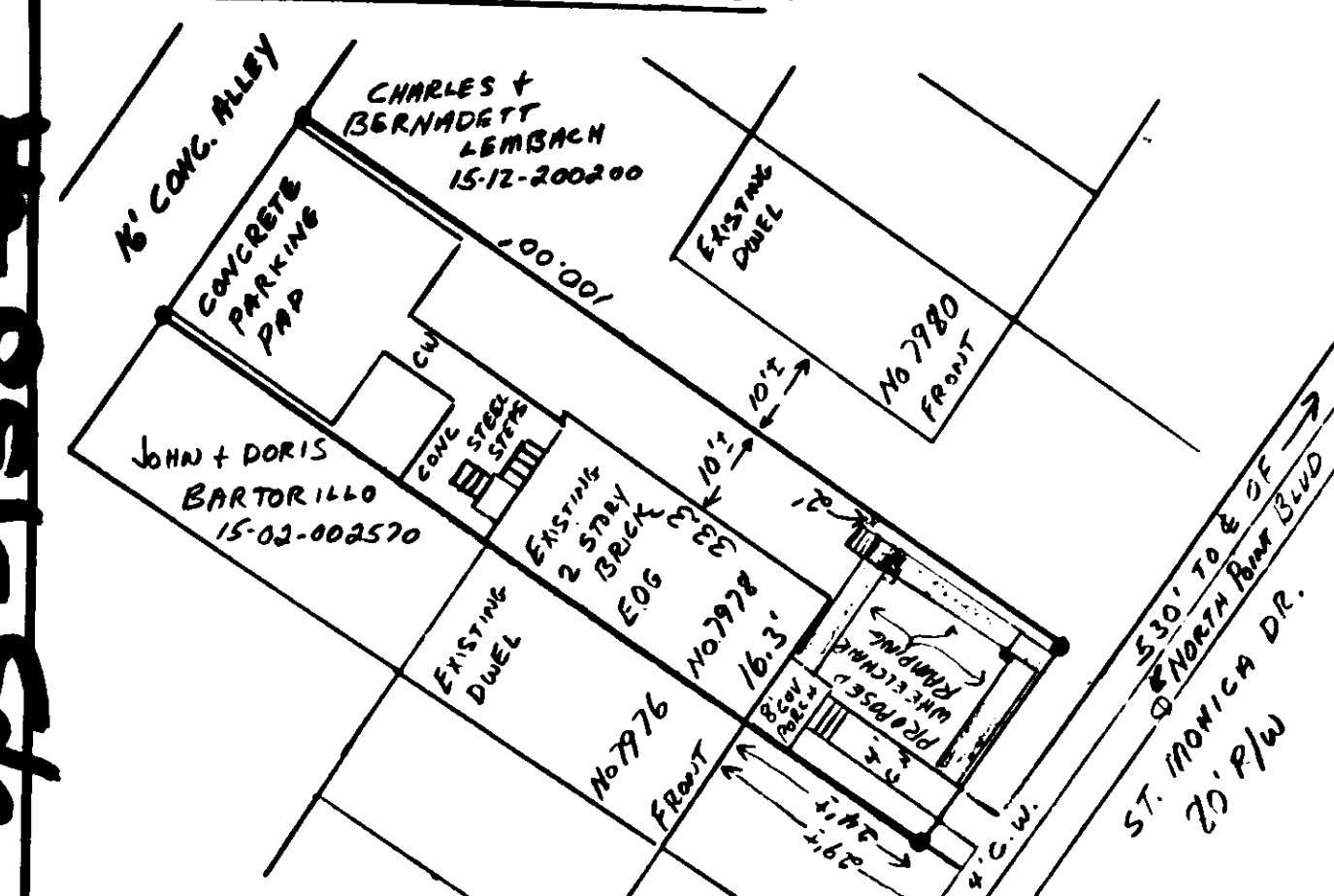
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

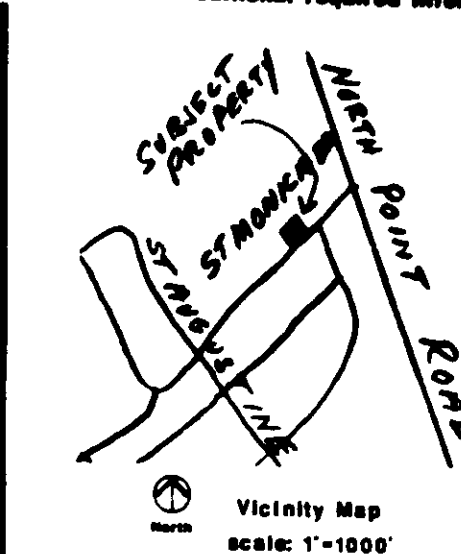
PROPERTY ADDRESS: 7978 ST. MONICA DR.
Redevelopment name: NORTH POINT VILLAGE
Plot book: 22, Volume 60, Page 30, position 2
15-26-655060

OWNER: THERESA RYKACZEWSKI



* BASED ON THE CRITICAL AREA MAP IN THE ZONING OFFICE, THE PROPERTY APPLICANTS TO BE JUST OUTSIDE THE CHESAPEAKE BAY CRITICAL AREA.

North
date: 10-22-92
prepared by: E.B.B. Scale of Drawing: 1"=20'



LOCATION INFORMATION

Councilmanic District: 7
Election District: 12
1"=200' scale map: SE 3-6
Zoning: DR 10.5
Lot size: 10604 square feet
acreage: 2633

SEWER: ☒ YES
WATER: ☒ YES
Chesapeake Bay Critical Area: ☒ YES
Prior Zoning Hearing: NONE

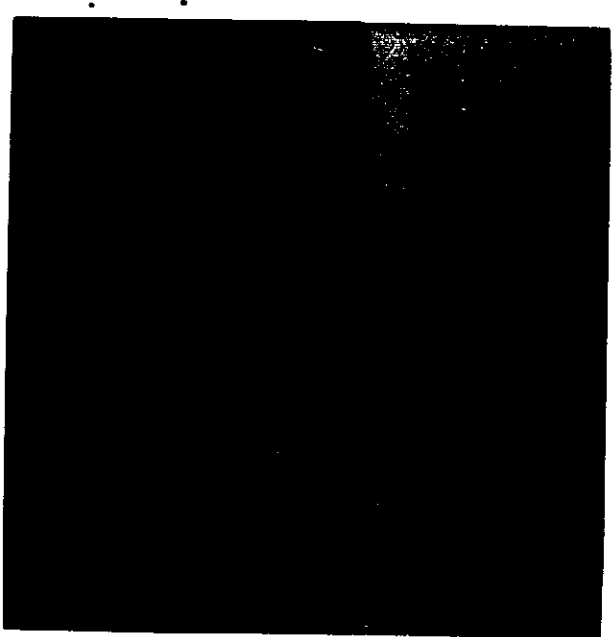
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

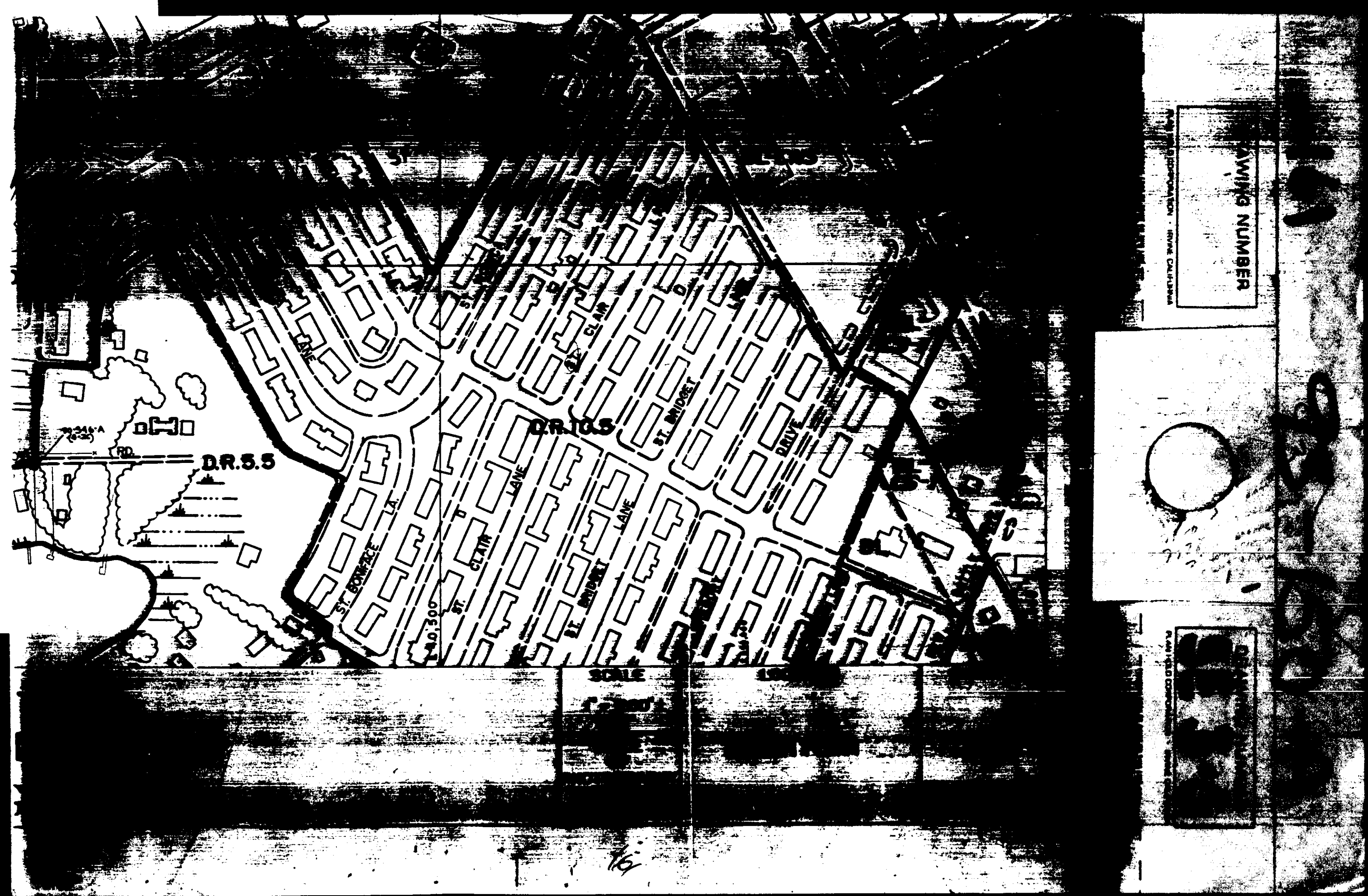
LC 161

93-150-A

161



Ashby Woods



SCALE 1"=200'± LOCATION SHEET

DATE OF PHOTOGRAPHY JANUARY 1986 NORTH POINT S.E. 3-G
93-150-A 161

GRAPHICS, INC.